

STAFF REPORT  
January 26, 2012

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**No. 11CA018 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Residential**      **ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Multiple Property Owners
REQUEST	<b>No. 11CA018 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Residential</b>
EXISTING LEGAL DESCRIPTION	Lots 1 through 16 of Block 3 of Denman's Subdivision all located in SW1/4 of the NW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.28 acres
LOCATION	South of East Saint Joseph Street between Elm Avenue and Birch Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	High Density Residential District
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City Water and Sewer
DATE OF APPLICATION	1/3/2012
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Residential be approved.

GENERAL COMMENTS: The property contains approximately 1.28 acres and is located west of the South Dakota School of Mines and Technology Campus on the south side of East Saint Joseph Street between Elm Avenue and Birch Avenue. The property currently contains a mix of one and two story commercial and residential structures. Land located to the north of the property is zoned General Commercial District. Land located to the south of the property is zoned High Density Residential District. Land located to the east of the property is zoned Park Forest District. Land located to the west of the property is zoned General Commercial District.

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The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Commercial use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#11RZ029) to rezone the property from General Commercial District to High Density Residential District, as well as an Initial Planned Development application (#12PD001).

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

Staff has reviewed this proposed Comprehensive Plan Amendment for conformance with the six criteria for review of Comprehensive Plan Amendments established in Section 2.60.160(D). A summary of the Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to concentrate new growth in the Rapid City urban area and protect existing rural area from urban sprawl with planned development. This property is located within the urban core of Rapid City. The proposed change from Commercial to Residential land use is consistent with the intent of the Comprehensive Plan.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The property is currently zoned General Commercial District. An application to change the zoning from General Commercial District to High Density Residential District (#11RZ029) has been submitted in conjunction with this application. The Future Land Use Committee has not identified any changing conditions.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is located near areas that support residential land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north and to the west of the property is identified as commercial land use. Land located to the east of the property is identified as public land use. Land located to the south of the property is identified as residential land use. Based on the adjacent existing and anticipated residential land uses, the proposed amendment to change the land use from Commercial to Residential appears to be compatible with the existing and proposed uses on the surrounding properties.

4. *Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities, and transportation.*

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The property currently contains a mix of one and two story commercial and residential structures. The property is served with water and sewer service through the City of Rapid City. Access to the property is provided by East Saint Joseph Street, a principal arterial on the Major Street Plan, and by Elm Avenue and Birch Avenue, both subcollector streets. The proposed amendment would not appear to result in any significant detrimental effects on the surrounding properties.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The proposed amendment will allow the continuation of redevelopment within the City and enhance the existing housing supply of Rapid City. Residential use of the property will provide improved connectivity due to the close proximity to employment and educational centers and the downtown commercial core. The nearby residential, commercial, and educational land uses in the area indicate that the proposed change will result in a logical and orderly development pattern.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The property is served with water and sanitary sewer service through the City of Rapid City. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has not been posted on the property. The green cards and white receipts from the certified mailings have not been submitted to the Community Planning and Development Services staff. Staff has received no inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Industrial be approved.